

# SECTION 7 COMMERCIAL & MIXED USE ZONES

In any Commercial Zone, no land shall be used and no building or structure shall be erected, located or used for any purpose except in accordance with the following regulations:

### PERMITTED USES IN COMMERCIAL & MIXED USE ZONES

Within any Commercial Zone, no person shall use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses:

Uses	Uses Permitted In Zone					
	C1	C2	C3	C4	C5 (Section 14.82)	MC
Automotive Rental Establishment		●	●	●		
Automotive Service Stations (see Section 5.17.1)		●	●	●		
Automotive Washing Establishments		●				
Bed & Breakfast House	●	●	●	●		●
Body Piercing Establishments (see Section 5.17.7)	●					
Catering Services	●	●				
Clinics	●	●	●	●	●	●
Commercial Schools	●	●	●	●		●
Commercial Use	●	●	●	●	●	●
Community Centre	●					
Community Lifestyle Facilities	●	●		●	●	●
Convenience Stores	●	●	●	●	●	●
Crisis Residence	●	●	●	●		●
Day Nursery	●	●	●	●		●

Uses	Uses Permitted In Zone					
	C1	C2	C3	C4	C5 (Section 14.82)	MC
Drinking Establishments	●	●			●	●
Financial Institutions	●	●	●	●	●	●
Funeral Homes	●	●	●	●		
Gas Bar		●	●		●	
Grocery Store	●	●	●		●	
Group Residence	●	●	●	●		●
Hotels	●	●		●		●
Laundromat	●	●				●
Libraries	●	●		●		●
Long Term Care Facility	●		●	●		●
Marinas						●
Museums/Galleries	●	●	●	●		●
Offices	●	●	●	●	●	●
Parking Area or Structure	●				●	●
Personal Service Use	●	●	●	●	●	●
Place of Worship (see Section 5.17.4)	●	●	●	●		●
Printing and Publishing Establishments	●	●				
Public Park (see Section 5.17.5)	●	●	●	●	●	●
Public Uses	●	●		●		●
Rental Stores, Media	●	●	●			●
Repair Stores	●	●				●
Restaurants	●	●		●	●	●
Restaurants, Drive-Thru		●		●	●	
Retail Stores	●	●	●	●	●	●
Schools (see Section 5.17.3)	●	●		●		●
Self Serve Use	●	●		●		
Service Uses	●	●				●
Shopping Centres	●	●		●	●	●

Uses	Uses Permitted In Zone					
	C1	C2	C3	C4	C5 (Section 14.82)	MC
Storage, Indoor	●					●
Studios	●	●	●	●		●
Tattoo Parlours (see Section 5.17.7)	●					
Transportation Depot	●					●
Industrial Use, Accessory (see Sec. 5.17.13)	●	●				●
Vehicle Body/Repair Shop						●
Vehicle Sales Establishments		●				
Veterinarian Clinics	●	●		●		
Wholesale Establishments	●	●		●		
<b>RESIDENTIAL</b>						
Dwelling, Single Detached	●*	●	●			
Dwelling, Semi Detached	●*		●			
Dwelling, Duplex	●*		●			
Dwelling, Converted	●	●	●	●		●
Dwelling, Townhouse	●*		●			●
Dwelling, Apartment	●	●	●	●		●
Dwelling Units in combination with a permitted non-residential use	●	●	●	●		●

\* As existing on the date of this By-law coming into effect.

Amendments affecting the table above: **ZBA [4]**

**7.2 CORE COMMERCIAL (C1) ZONE REGULATIONS**

<b>C1 Zone</b>		<b>Permitted Uses</b>	
<b>Regulations</b>		<b>Uses, Commercial</b> (For those lots fronting onto 2 <sup>nd</sup> Avenue East between 7 <sup>th</sup> Street East and 11 <sup>th</sup> Street East and those lots fronting onto 8 <sup>th</sup> , 9 <sup>th</sup> and 10 <sup>th</sup> Streets East between 1 <sup>st</sup> Avenue East and 3 <sup>rd</sup> Avenue East)	<b>Uses, Commercial</b> (All other locations)
a	Minimum Lot Frontage	N/A	N/A
b	Minimum Lot Area	N/A	N/A
c	Maximum Lot Coverage	N/A	N/A
d	Required Front Yard Setback	0.0 m	3.0 m maximum
e	Minimum Rear Yard Setback	N/A	5.0 m
f	Minimum Interior Side Yard Setback	N/A	1.0 m
g	Minimum Exterior Side Yard Setback	N/A	2.0
h	Maximum Building Height	12m	12m
i	Minimum Gross Floor Area	N/A	35m <sup>2</sup> per dwelling unit
j	Floor Space Index	Maximum 5.0	Maximum 5.0
k	Other		

*Amendments affecting the table above: ZBA [4]*

C1 Zone		Permitted Uses		
Regulations		Other Permitted Uses, Residential (excluding dwelling units in combination with a permitted non-residential use)	Dwelling Units in combination with a permitted non-residential use	
a	Minimum Lot Frontage	As required by Section 6.6 General Residential (R5)	As required for the permitted non-residential use	
b	Minimum Lot Area			
c	Maximum Lot Coverage			
d	Minimum Front Yard Setback			
e	Minimum Rear Yard Setback			
f	Minimum Interior Side Yard Setback			
g	Minimum Exterior Side Yard Setback			
h	Maximum Building Height			
i	Minimum Gross Floor Area			35m <sup>2</sup> per dwelling unit
j	Floor Space Index			As required for the permitted non-residential use
k	Minimum Landscaped Open Space			

Amendments affecting the table above: **ZBA [4]**

**7.3 RETAIL COMMERCIAL (C2) ZONE REGULATIONS**

C2 Zone		Permitted Uses	
Regulations		Uses, Commercial (including residential uses in combination with a permitted non-residential use)	Uses, Residential (excluding residential uses in combination with a permitted non-residential use)
a	Minimum Lot Frontage	30m	As required by Section 6.6 General Residential (R5)
b	Minimum Lot Area	1,500m <sup>2</sup>	
c	Maximum Lot Coverage	50%	
d	Minimum Front Yard Setback	10.0m	
e	Minimum Rear Yard Setback	2.0m	
f	Minimum Interior Side Yard Setback	2.0m	
g	Minimum Exterior Side Yard Setback	3.0m	
h	Maximum Building Height	18m	
i	Minimum Gross Floor Area	35m <sup>2</sup> per dwelling unit	
j	Floor Space Index	N/A	
k	Maximum Density	1 dwelling unit per 200m <sup>2</sup> of lot area	
l	Minimum Landscaped Open Space	40m <sup>2</sup> per dwelling unit	

Amendments affecting the table above: **ZBA [4]**

**7.4 NEIGHBOURHOOD COMMERCIAL (C3) ZONE REGULATIONS**

<b>C3 Zone</b>		<b>Permitted Uses</b>	
<b>Regulations</b>		<b>Uses, Commercial (includes residential uses in combination of a permitted non-residential use)</b>	<b>Uses, Residential (excluding residential uses in combination with a permitted non-residential use)</b>
a	Minimum Lot Frontage	15m	As required by Section 6.6 General Residential (R5)
b	Minimum Lot Area	700m <sup>2</sup>	
c	Maximum Lot Coverage	50%	
d	Minimum Front Yard Setback	7.5m	
e	Minimum Rear Yard Setback	2.0m	
f	Minimum Interior Side Yard Setback	2.0m	
g	Minimum Exterior Side Yard Setback	2.0m	
h	Maximum Building Height	10.0m	
i	Gross Floor Area	A minimum of 35m <sup>2</sup> per dwelling unit	
j	Maximum Floor Space Index	2.0 FSI	
k	Minimum Landscape Open Space	40m <sup>2</sup> per dwelling unit	

*Amendments affecting the table above: ZBA [4]*

**7.5 ARTERIAL COMMERCIAL (C4) ZONE REGULATIONS**

<b>C4 Zone</b>		<b>Permitted Uses</b>
<b>Regulations</b>		<b>Uses, Commercial (including residential uses in combination with a permitted non-residential use)</b>
a	Minimum Lot Frontage	25m
b	Minimum Lot Area	1,400m <sup>2</sup>
c	Maximum Lot Coverage	50%
d	Minimum Front Yard Setback	7.5m
e	Minimum Rear Yard Setback	2.0m
f	Minimum Interior Side Yard Setback	2.0m
g	Minimum Exterior Side Yard Setback	2.0m
h	Maximum Building Height	18m
i	Gross Floor Area	A minimum of 35m <sup>2</sup> per dwelling unit
j	Maximum Floor Space Index	2.0 FSI
k	Minimum Landscaped Open Space	Minimum of 40m <sup>2</sup> per dwelling unit

*Amendments affecting the table above: **ZBA [4]***



<b>C4 Zone</b>		<b>Permitted Uses</b>	
<b>Regulations</b>		<b>Dwelling, Converted and Existing Dwellings</b>	<b>Dwelling, Apartment (excluding residential uses in combination with a permitted non-residential use)</b>
a	Minimum Lot Frontage	25m	As required by Section 6.6 General Residential (R5)
b	Minimum Lot Area	1,000m <sup>2</sup>	
c	Maximum Lot Coverage	35%	
d	Minimum Front Yard Setback	10.0m	
e	Minimum Rear Yard Setback	10.0m	
f	Minimum Interior Side Yard Setback	6.0m for buildings over 3 storeys in height	
g	Minimum Exterior Side Yard Setback	4.0m for buildings 3 storeys and less	
h	Maximum Building Height	18m	
i	Minimum Gross Floor Area	35.0m <sup>2</sup> per dwelling unit	
j	Maximum Floor Space Index	2.0 FSI	
k	Minimum Landscaped Open Space	30% of lot area	

**7.6 REGIONAL SHOPPING CENTRE (C5) ZONE REGULATIONS**

<b>C5 Zone (also reference Section 14.82)</b>		<b>Permitted Uses (also reference Section 14.82)</b>
<b>Regulations</b>		<b>All permitted uses in a C5 Zone</b>
a	Minimum Lot Frontage	330m
b	Minimum Lot Area	12.5ha
c	Maximum Lot Coverage	30%
d	Minimum Front Yard Setback	10.0m
e	Minimum Rear Yard Setback	15m
f	Minimum Interior Side Yard Setback	6m
g	Minimum Exterior Side Yard Setback	6m
h	Maximum Building Height	12m
i	Total Floor Area	34,500m <sup>2</sup>
j	Gross Leasable Floor Area	<p>For the purposes of this zone the following uses are identified:</p> <ul style="list-style-type: none"> <li>i) Major/traditional department store: <ul style="list-style-type: none"> <li>- Minimum - 6,500m<sup>2</sup></li> <li>- Maximum - 7,500m<sup>2</sup></li> </ul> </li> <li>ii) Discount/promotional department store: 6,500m<sup>2</sup> (maximum);</li> <li>iii) Grocery Store (maximum of one store): 3,720m<sup>2</sup> (maximum);</li> <li>iv) Ancillary Retail &amp; Service (maximum): <ul style="list-style-type: none"> <li>- Combined Total - 13,000 m<sup>2</sup></li> <li>- Individual single retail or service stores - 1,200m<sup>2</sup></li> </ul> </li> </ul>
k	Parking	Notwithstanding Section 5.17 of this By-law, 1 parking spaces per 22m <sup>2</sup> of Total Floor Area shall be required. No fewer than 29 barrier free parking spaces shall be provided on site.

Amendments affecting the table above: **ZBA [4]**

**7.7 MIXED USE COMMERCIAL (MC) ZONE**

<b>MC Zone</b>		<b>Permitted Uses</b>
<b>Regulations</b>		<b>Uses, Commercial (including residential uses in combination with a permitted non-residential use)</b>
a	Minimum Lot Frontage	N/A
b	Minimum Lot Area	N/A
c	Maximum Lot Coverage	N/A
d	Minimum Front Yard Setback	3.0m (except in a case where a building located on an abutting lot is less than 3.0m from the front lot line, the minimum setback shall be not less than the setback provided by the building on an abutting lot.)
e	Minimum Rear Yard Setback	1.5m (except in a case where a lot abuts a Residential Zone the setback shall be 3.0m)
f	Minimum Interior Side Yard Setback	1.5m (except in a case where a lot abuts a Residential Zone the setback shall be 3.0m)
g	Minimum Exterior Side Yard Setback	3.0 m
h	Maximum Building Height	21m
i	Gross Floor Area	Minimum 35m <sup>2</sup> per dwelling unit
j	Floor Space Index	Maximum 4.0
k	Maximum Density	N/A
l	Minimum Landscaped Open Space	10%
m	Amenity Area	Minimum 30% of the lot area where a commercial use is developed in combination with a residential use and can include required landscaped open space

*Amendments affecting the table above: **ZBA [4]***

<b>MC Zone</b>		<b>Permitted Uses</b>	
<b>Regulations</b>		<b>Dwellings, Single Detached, Semi Detached, Duplex and Converted (Existing)</b>	<b>Dwellings, Apartment and Townhouse</b>
a	Minimum Lot Frontage	As required by Section 6.6 General Residential (R5)	As required by Section 6.7 Multiple Residential (MR)
b	Minimum Lot Area		
c	Maximum Lot Coverage		
d	Minimum Front Yard Setback		
e	Minimum Rear Yard Setback		
f	Minimum Interior Side Yard Setback		
g	Minimum Exterior Side Yard Setback		
h	Maximum Building Height		
i	Gross Floor Area		
j	Floor Space Index		
k	Maximum Density		
l	Minimum Landscaped Open Space		
m	Amenity Area		